

National Register
Listed 7/12/2019

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Alfred Fete Apartments

Other names/site number KHRI #013-2560-00019

Name of related Multiple Property Listing N/A

2. Location

Street & number 205 E 7th Street NA not for publication

City or town Horton NA vicinity

State Kansas Code KS County Brown Code 013 Zip code 66439

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D

SEE FILE

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain: _____)

Signature of the Keeper Date of Action

Alfred Fete Apartments
Name of Property

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Multiple-dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Multiple-dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN
MOVEMENTS/Prairie School

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK

roof: ASPHALT/shingle
other: _____

Narrative Description

Summary

Established in Horton, Kansas in 1916, this two-story brick building was built by Alfred Fete, a Swedish immigrant, railroad mechanic and soon, distinguished citizen. The prominent Prairie Style building is a four-unit apartment building constructed facing north, one street south of Front Street (the main business street now known as 8th Street) and one block south of City Hall. The building is predominately Prairie Style with overhanging eaves, simple boxed form, hipped roof, and porch. The walls are buff colored brick masonry with a stone foundation. The building itself is today virtually unchanged. To keep the building functioning as an apartment, interior remodeling was inevitable. The original wood floors are covered by carpet in all units except one.

The integrity of location, setting, feeling, association, and design are unaltered. The materials and workmanship have been altered with the loss or covering of some historic interior finishes. However, these alterations do not diminish the building's historic integrity. The building is in excellent condition and retains its historic integrity and character-defining features.

Elaboration

Setting:

The Alfred Fete apartments are located at 205 E 7th Street in Horton, Kansas, in Brown County. Located on the southeast corner of the intersection of 7th Street and 1st Ave East. The building is one block south of the City Hall, facing north and directly across the street to the west is the Fire Station. On the north side of the street, there is an empty lot where the historic 1917 Opera House was located. To the east and south are one- and two-story single-family homes, most built in the 1920s and 1930s.

There is a historic brick sidewalk running down the west side of the property, partially filled in with grass. A few feet of the brick were replaced with concrete near the corner of the lot, and across the north of the property, as part of a city upgrade at a time unknown. The roots from a couple of mature trees between the sidewalk and the street make the ground uneven, but the bricks are visible, and there is a plan to repair them.

A gravel driveway provides access to a carport on the south side of the building. Neither the carport nor the driveway is original to the property. Nor does the drive connect to the alley south of the property. Historically, the surrounding yard was full of plants, vegetables, and fruit trees but now if a grassy lawn.

Exterior

The two-story buff-brick and mortar apartment building was constructed in 1916 and is a good representation of the Prairie Style in Horton, Kansas. There are two stories, with a basement underground and the main two-levels entirely above ground. The building has a hipped roof with a shed-roof porch on the north façade. The roof is of moderate pitch and is covered with asphalt shingles. There is a two-story porch on the north façade using openwork brick masonry for the balustrade (which is now painted), and common Prairie Style-square column supports. The second level porch features a wrought-iron railing.

The north (front) façade is divided into seven bays, of which the east and west bays contain three windows, and the central bay features an entry door on both first and second floors. Mr. Fete, himself, made the structural clay tiles and cement window frames for the building.¹ However, the windows are not original to the building but are set in the historic concrete surrounds. Some windows are made of vinyl or metal and are one-over-one with a fixed upper sash. Above the second-floor porch entrance is a concrete sign with counter-relief letters reading "A Fete 1916." Both doors on the north façade are original to the building, made of wood, and have a 4-short over 4-long window pattern. There are four mailboxes to the right of the front door on the lower level.

The south (rear) elevation is divided into six bays, of which the central two-bays contain a window and door that are level with each other. A separate original wood panel door is at the entrance to each apartment. The second-story apartments are accessed by a metal fire escape with an original door for each apartment. The first-story apartments are accessed by a stair, one wooden and one metal. There is an enclosed protruding entry to the basement.

¹ *The Horton Headlight -Commercial* (Horton, Kansas) 20 Jul 1916 page 10, accessed on newspapers.com

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The east and west elevations are identical and feature three bays each with a window. The side bays have fixed-upper sash one-over-one windows, and the center bay is a single small fixed-square window, which provides light in each apartment bathroom.

Interior

Inside the front door on the lower level is a small entryway. Straight ahead are the stairs up to the second-level apartments and a door leading to the basement. The first-floor apartments 1 and 2 are off on either side of the entryway with a wood panel door leading to each apartment; unit 1 is to the right and unit 2 to the left. The doors have the original hardware, twist doorbells, and the brass numbers for the apartments. The interior configuration is the same for each apartment; two bedrooms and one bath, a kitchen, and a dining/living room. The kitchen ceiling in apartments 1 and 2 are modern drop ceiling with 2x4 tiles. The ceilings in apartments 3 and 4 are not modern drop ceilings but are lowered. The ceiling in apartment 4 has some water damage. The apartment building roof has been replaced to address the water damage.

The kitchens in each apartment have been remodeled with new ranges and refrigerators at an unknown date. A linoleum floor covered the original wood floors in the kitchen. The back doors for the apartments are located in the kitchens. Three of the four apartments have carpeting over wood floors. In Apartment 2, the wood floors in the dining/living room have been refinished using a technique described in historic preservation bulletins. Carpet remains in the bedrooms. Each apartment has its own AC unit, with apartment 2 using a window unit, the other three have forced air. Two apartments have gas ranges, two electric and all apartments are heated by gas. Apartment 2 uses a floor furnace. Apartment 1 is completely paneled (probably in the late 1980s or early 1990s), and the paneling is painted. The original baseboard and door trim exist in all units. Each bedroom has the original small closet with another more contemporary closet added.

The small bathrooms have also been remodeled, at least in part. Originally, the bathrooms did not have heating. The baths in apartments 1, 2, and 3 have contemporary showers and surround, single vanities and medicine cabinets. Apartment 4 has yet to be remodeled.

The Front Entry landing is carpeted and provides access to the stairs up to the second floor. The wooden stairs are covered with carpet. Original dark wood wainscoting is on the walls with painted plaster above it. Contemporary handrails were added on walls because the original center handrail was too low for present building codes. A new rail has been added that follows the historic preservation guidelines and meets current building code. At the top of the stairs, on the right is apartment 4. The door to the second-floor porch is straight ahead, and apartment 3 is on the left. In the ceiling is a wooden hatch to access the attic.

The Front Entry has a door that opens to the basement stairs. All of the walls on the first and second level are plaster that has been painted. There is a peculiar storage area above the stairs that when open exposes the interior framing and wiring in the wall. The full unfinished basement has concrete floors, and the walls are original blocks that are plastered. On the west wall of the basement is an entry that was at sometime filled in with concrete blocks. Concrete was poured on the outside to block access to the entrance. The basement houses the water heaters, a sump pump, washer and dryer, dehumidifiers, and lots of storage for the tenants.

Integrity

The apartments retain a high degree of integrity for location, design, setting, feeling, and association. The Alfred Fete apartments maintain exterior architectural integrity with minimal changes and landscape design. For safety, a rail was added to the second-floor porch, gutters were installed, and a ramp was added to the front porch. The electrical boxes and knob-and-tube wiring have been replaced, and new gas meters have been installed.

The interior of the apartment building holds the original configuration, layout, and form. Some material changes have been made to the apartments, but structurally they remain the same. The known changes inside are replacement kitchen cabinets, and countertops, carpet, and vinyl flooring, some light fixtures, and showers have been installed. Overall, the Fete apartments is an excellent example of a historically constructed apartment building.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

COMMUNITY DEVELOPMENT

Period of Significance

1916 to 1923

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

NA

Architect/Builder

Alfred Fete, Builder

Period of Significance (justification)

The period of significance begins with the date of construction 1916 and continues until 1923. The building was placed in service in 1917 and continues to be used as an apartment complex to this day. The closing date of 1923 is the chosen because in that year the population of Horton peaked at 5,012 people, after which the development of the community slowed.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

Summary

The Alfred Fete Apartment building, located at 205 E 7th Street in Horton, Brown County, Kansas, is eligible for listing in the National Register of Historic Places under Criterion A in the area of Community Planning and Development. Constructed in 1916, the building is locally significant and retains a high degree of historic integrity and its character-defining features. Horton was a small railroad community founded in northeastern Kansas. The community developed very early in its settlement in the 1880s, and the population boomed in the 1910-20s. Mr. Alfred Fete was a successful businessman in the community, and his apartment building is an excellent example of apartments constructed between both World Wars and is directly tied to the development of this community. The *Horton Headlight* printed in July 1916, "The house will have the unique distinction of being planned, built and paid for by one man. Mr. Fete was his own architect, now supervising the work and doing part of it himself and paying for everything in hard cash when he buys it."²

Elaboration

Development of Horton, Kansas – A Railroad Town

In 1854 the Kansas-Nebraska Act was passed, allowing for development of railways to connect the east and west coasts. Across the U.S. in the 1880s railroad companies raced to lay their company tracks. The state of Kansas was an ideal place for the rail lines to build because of its flatlands, minimal trees, and vast open space. In the summer of 1886, a cornfield was planted in northeastern Kansas and was growing nicely.

Meanwhile, the Chicago, Rock Island & Pacific (C.R.I.P.) railroad was conducting meetings to expand their railway into Kansas. They established the Chicago, Kansas, and Nebraska (C.K.& N.) Town Company to work ahead of and along with the C.R.I.P., purchasing land for not only the rails but also shops and towns to support the railroad.³

Such is the case for Horton, Kansas. August 5, 1886, the C.R.I.P. wanted to locate a depot in Everest, Kansas. However, negotiations failed, and the C.K.&N. Town Co prepared to locate in Horton. In July, C.K.&N. had looked ahead and bought 620 acres in the area.⁴ Approximately two miles south and seven miles west of Everest, the purchase of 620 acres was announced, and Horton was established, in the middle of a cornfield.⁵ This acreage included space for a depot, railroad shops, and other buildings. "Survey work was commenced on the town plat on Friday, Sept 10, 1886, by Capt. A. V. McAleer, of Buchanan, County, MO."⁶

The city was named after Chief Justice A.H. Horton of the Kansas Supreme Court.⁷ The local paper, *Horton Headlight* reported "The survey by Monday, Sept. 20th, had proceeded so far that it was possible to sell a lot, so on that date Mr. E. W. Sandison, agent of the C.K. & N. Town Co., gave Horton its birth and received the money for the first lot sold....to Messrs. Maxwell & Hanna of St. Joseph, MO. who were the pioneer general merchandise dealers in Horton."⁸ In November 1886, the *Horton Headlight* confirmed that "The first nail was driven by Mr. E. S. Malone, the pioneer contractor, in the building in which is situated Mr. L.B. Duff's meat market on South Main street." Corner residential lots were sold at \$150, the inner residential lots at \$125; while the corner business plots were priced at \$300, the inner business lots sold at \$200.⁹ "L.B. Duff, the enterprising butcher, has the honor of erecting the first house in Horton."¹⁰

² *The Horton Headlight-Commercial* (Horton, Kansas) 20 Jul 1916 page 10, accessed on Newspapers.com

³ City of Horton, "Horton's History: The Railroad," City of Horton, Kansas, <https://www.cityofhorton.com/history.html> (accessed Fall 2018).

⁴ Kansas Town and Land Company Papers, 1885-1930, Ms. Coll. 130, Kansas State Historical Society.

⁵ City of Horton, "Horton's History: The Railroad," City of Horton, Kansas, <https://www.cityofhorton.com/history.html> (accessed Fall 2018).

⁶ *Horton Headlight* (Horton, Kansas) September 21, 1888, Vol. II, No.48

⁷ City of Horton, "Horton's History," City of Horton, Kansas, <https://www.cityofhorton.com/history.html> (accessed Fall 2018).

⁸ *Horton Headlight* (Horton, Kansas), Friday, September 21, 1888, Vol. II, No.48

⁹ *Horton Headlight* (Horton, Kansas), Friday, November 19, 1886

¹⁰ *Horton Headlight* (Horton, Kansas), Friday, October 29, 1886

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Commercial Development in Horton

From September 1886, when the city of Horton was platted, until later in 1887, numerous businesses were established with many more to follow. They provided the citizens of Horton with the basic necessities of everyday life in a newly established place, including Shannon Bros., the pioneer hardware merchants; Messrs. Mann & Casey, owned a dry goods and clothing store and a drug store; the Bank of Horton; E.H. Clouse, barber, and G.M. Clem, blacksmith. Also, several options for grocery including L. B. Duff, a butcher; C.H. Ensworth, grocery and lunch counter; Maxwell & Hannah, dry goods; and Van Meter & Hays, grocery.

From the completion and occupancy of the first building, numerous small establishments were added every day. "Three months after the town started it was estimated that 700 people had become permanent residents of the city and when the town was one year old fully 3000 people were within its borders. Today fully 5000 people eat, drink, sleep and have their washing done in Horton. The growth of the city in population and commerce has indeed been the wonder of modern city building."¹¹

Meanwhile, the town grew around them and was incorporated as a city. A second newspaper had been started, a fire department organized, a street railway line was put in operation and an electric light plant established. A cemetery was incorporated and "\$30,000 in bonds voted for the first school building."¹² Three churches were dedicated in 1889 and thirteen hotels created in 1887-1889. At this time, the town population was of 4,600 citizens. Much of the success was due to the railroad, which had employed 2,500 men.¹³ The newspapers were highly positive and promotional.

On June 10, 1916, *The Literary Digest* said Horton had, from its early existence been "one of the toughest little cities on all the map of Kansas."¹⁴ No accurate or complete explanation or cause was given for this exclamation except to say it was most likely the result of the rapid growth and large numbers of laborers.

The railroad that essentially built the town, began to recognize the reputation and problems of this rough group of workers. It began letting the alcohol-influenced laborers go and hired only sober men after that.¹⁵ Ten years earlier, in 1906, Horton made an astounding move and adopted prohibition. Many of the saloons and barrooms were put out of business. "One was burned down; the proprietor of another was sent to jail and others just naturally curled up and quit."¹⁶ The town aggressively banned the drinking of any kind. "On the information of Alfred Fete, a businessman of Horton, who objected to the place as a nuisance, Don Woodworth, a Horton joint keeper, was arrested on the charge of selling liquor illegally. The sheriff found quite a large amount of liquor in his establishment, and it was closed..."¹⁷

Prohibition dramatically changed the entire town. The dark alleys became clean and light and street lights were "on every corner in town, one hundred and twenty-five in all."¹⁸ A pest house on the outskirts of town became obsolete and disease essentially banished after a \$70,000 sewage-system and treating plant was established. A \$50,000 "water- and light-plant" brought twenty-four-hour electrical power, no longer "shutting (lights) off at midnight."¹⁹ The people of Horton were beginning to take pride in and investing in their town. The new sober laborers were building single-family homes and giving the city a more permanent status.

While the town "grew-up," in "1905 the first automobile, similar to an Orient Buckboard purchased by Ebb T Wells, came to Horton."²⁰ The original City Hall, which was a "clapboard two-story structure" had to be replaced after an energetic public hearing regarding playing baseball on Sundays, caused support beams to fail. The new City Hall, the current one, is less of a fire hazard and built of brick in 1914. There was a bell on top the building that was used to "summon the town marshal,

¹¹ "Horton, Two Years Old: What Has Been Done In Twenty-four Months." *Horton Headlight* (Horton, Kansas), Friday, September 21, 1888

¹² *Horton Headlight, Golden Anniversary Edition, a Historical Souvenir, Supplement to the Horton Headlight*, Vol. 51, No. 1, October 29, 1936

¹³ *Kansas: A Cyclopaedia of State History, Embracing Events, Institutions, Industries, Counties, Cities, Towns, Prominent Persons Etc.*, ed. Frank W. Blackmar. A. M. Ph.D., (Chicago, Standard Publishing Company, 1912), Volume 1, page 875

¹⁴ "A Good Little Town," *The Literary Digest*, June 10, 1916, 744

¹⁵ "A Good Little Town," *The Literary Digest*, June 10, 1916, 744

¹⁶ "A Good Little Town," *The Literary Digest*, June 10, 1916, 744

¹⁷ *Brown County World* (Hiawatha, Kansas), 19 Jun 1903, page 8

¹⁸ "A Good Little Town," *The Literary Digest*, June 10, 1916

¹⁹ "A Good Little Town," *The Literary Digest*, June 10, 1916

²⁰ City of Horton, "Horton's History," City of Horton, Kansas, <https://www.cityofhorton.com/history.html> (accessed Fall 2018).

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sound fire alarms or weather alerts. The bell was later mounted on the ground as the fixtures on the roof became weathered. In September of 1914 the first ½ block of paving was installed on Front Street²¹ and by the end of 1916, six miles of “asphaltic-concrete streets” were laid. The first airplane, built by a young shop mechanic, was built in about 1916. Money was spent on public improvements rather than the saloons. A new High School and Public Auditorium were built, along with establishing a permanent location for the Fire Department, the town band, and Sunday-school baseball league.²² “In 1922-23 Horton was badly frayed by a national railroad strike.”²³ “The consequences of the strike for Horton, as a community, were disastrous.”²⁴

The community struggled for two years. In 1926, the shops began to rebuild and re-open. The community began to stabilize thanks to the economic contribution of the railroad. The workers were again active members of the community. The town again saw development as JCPenney and Montgomery Ward department stores opened. Also, an A&P grocery came to town. Then there was the stock market crash and The Great Depression. The ebb and flow of the railroad continued over the next few years. The Railroad closed after nearly 60 years on July 20, 1946.²⁵ The last of the rails were removed in 1983 and Horton, “the former railroad town became the town without a railroad.”²⁶

In 2004, *Kansas History: A Journal of the Central Plain* article stated:

Today Horton is mostly a residential community with relatively few local jobs. The average age of the population, approximately forty, is rather high. ...Among the largest local employers are the Northeast Kansas Center for Health and Wellness, with 125 workers, and the Unified School District, with about 140; other important employers are the City of Horton and a retirement home. Current basic employers (those that bring money into the community) include a few retailers, some small-scale manufacturers (such as Gaskell and Hammersmith), the Kansas Department of Transportation (forty-one employees), the Brown-Atchison Electric Cooperative Association, and two funeral homes.²⁷

As per the history of this little town, opportunity for growth and success has again come to Horton. Marcus Lemonis, a successful businessman and tv personality, visited Horton in 2014 after hearing about the arrest of an 88-year-old business owner, who let his building fall into disrepair. Mr. Lemonis decided to take on the revitalization of downtown Horton, bargaining with the citizens to raise funds and he would invest in supporting the downtown’s rebirth, even try to attract new businesses.²⁸ In the traditional spirit of Horton, they could not raise the necessary \$1 million, but they did raise enough to replace cracked and crumbling sidewalks and curbs, install beautiful new lampposts, tore down some abandoned homes, and upgraded the city civic center. Yards have been cleaned up and mowed, fences repaired, a new swimming pool was constructed. On his part, Mr. Lemonis has purchased seven of the downtown buildings and has upgraded the storefronts and is working on remodeling and repairing the interiors. Currently, some of the spaces above the stores are being converted to apartments. Once again, Horton is reliving another commercial development phase.

Alfred Fete and the Fete Apartments

While Horton was bustling, and construction was almost 24 hours a day, young men and women were arriving by train to work in the railroad shops and make a name for themselves. A man from Switzerland arrived in Horton in 1885 to work in the railroad shops as a machinist. His name was Alfred Fete, and he brought with him his new wife, Marie Hortense (Mottet) Fete. According to the *Horton Headlight*, “he arrived in Horton with 25 cents in his pocket and was worth thousands of dollars when he died.”²⁹ The February 19, 1891 issue of the *Horton Headlight* stated, “Mr. Fete is in every respect a self-

²¹ City of Horton, “Horton’s History,” City of Horton, Kansas, <https://www.cityofhorton.com/history.html> (accessed Fall 2018).

²² “A Good Little Town,” *The Literary Digest*, June 10, 1916

²³ I.E. Quastler, “Emphatically a Rock Island Town: The Railroad Legacy of Horton, Kansas, 1887-1946,” *Kansas History: A Journal of the Central Plains* 27, no. 4 (Winter 2004): 240

²⁴ *Ibid.*, page 241

²⁵ *Ibid.*, page 248

²⁶ *Ibid.*, page 249

²⁷ I.E. Quastler, “Emphatically a Rock Island Town: The Railroad Legacy of Horton, Kansas, 1887-1946,” *Kansas History: A Journal of the Central Plains* 27, no. 4 (Winter 2004): 249

²⁸ Eric Adler, “Reality TV figure Marcus Lemonis gives a bump to Horton, Kan., and small KC business”, *The Kansas City Star* (Kansas City, Missouri), June 21, 2015

²⁹ *Horton Headlight, Golden Anniversary Edition, a Historical Souvenir, Supplement to the Horton Headlight*, Vol. 51, No. 1, October 29, 1936

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made man, and his success is entirely owing to the perseverance in surmounting every obstacle where other men of less determined nature would have given up the struggle.”³⁰

In 1891, after working a few years in the machine shops, Mr. Fete “started a machine and repair shop of his own. He does everything in the repairing line from a sewing machine to a threshing machine. Mr. Fete learned his trade in his native country and learned to work very close, even to the hundredth part of an inch, and he makes the same rule apply to his work here.”³¹ His business was on Front Street, at the corner of Arthur. By this time, he and his wife had three daughters, and the family was living above the store.

Mr. Fete was a successful entrepreneur and took it upon himself to construct an apartment building one block behind City Hall in downtown Horton. The *Horton Headlight-Commercial*, quoted Alfred Fete saying, “Anyone passing my new place next July will think he is in Switzerland. The house is Swiss, the plan of the yard Swiss, and in the yard and parking will be potatoes and other vegetables growing, just like in Switzerland, all well tend.”³²

Originally, Alfred Fete planted a garden and fruit trees in the area between the alley and the building. Two apple trees remain from this original planting. “More and more parkings are being spaded up and turned into gardens. Alfred Fete first started the idea in Horton at his Swiss house which he is building on High Street. He has beans and potatoes planted in his front yard and parkings. It looks almost as neat as grass and is certainly much better than weeds.”³³ Mr. Fete constructed the building himself and made the molds for different elements. “One peculiar feature of the building will be cement window frames. Mr. Fete made the molds and the frames”³⁴ for the historic building. Alfred Fete did not make provisions for heat in the bathrooms, thinking it unnecessary.

The apartment building came not only as a business for Mr. Fete but also as a necessity from the growth of the community. Around the turn of the century, the railroad industry in Horton employed a couple of thousand people. According to the 1911 Sanborn Fire Insurance Maps, the population in Horton was 4,600 people, so the new apartment building allowed for additional housing in a developing city. Although apartment buildings began as tenement style structures most commonly found in large cities, after the turn of the century the idea of urbanization influenced smaller towns thus bringing in affordable housing – through apartment buildings – into smaller communities. “The construction of apartment buildings in Kansas reached its heyday between the two world wars. These buildings had several commonalities. First, many were architect designed. Secondly, they were typically two or three stories in height. They often featured brick exteriors – usually rough, popular at the time.”³⁵ The typical construction types for apartment buildings in Kansas is correct for A. Fete Apartments. The building is a good example of the Prairie style construction in the community of Horton, with its a hipped roof, shed porch, openwork brick masonry, and square column supports.

Conclusion – Criterion A, Community Development

Horton was a small railroad community founded in northeastern Kansas. The community developed very early in its settlement in the 1880s, and the population boomed in the 1910-20s. Mr. Alfred Fete was a successful businessman in the community, and his apartment building is an excellent example of apartments constructed between both World Wars and is directly ties to the development of this community. The building is eligible for listing in the National Register of Historic Places under Criterion A for Community Planning and Development and retains a high degree of historic integrity and character-defining features.

³⁰ *Horton Headlight* (Horton, Kansas), February 19, 1891

³¹ *Horton Headlight* (Horton, Kansas), February 19, 1891

³² *The Horton Headlight -Commercial* (Horton, Kansas) 24 May 1917, page 4

³³ “Use Parking for Garden Space,” *Horton Headlight-Commercial*, June 14, 1917, Horton, Kansas.

³⁴ *The Horton Headlight -Commercial* (Horton, Kansas) 20 Jul 1916, page 10

³⁵ National Register of Historic Places, Lyda-Jean Apartments, Manhattan, Riley County, Kansas, National Register # 04000368, form prepared by Patricia O'Brien.

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9. Major Bibliographical References

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National Register of Historic Places, Lyda-Jean Apartments, Manhattan, Riley County, Kansas, National Register # 04000368, form prepared by Patricia O'Brien.

Newspapers: Most newspapers were accessed on newspapers.com through the Kansas Historical Society/Kansas State Archives.

Brown County World (Hiawatha, Kansas), 03 Jun 1898

Brown County World (Hiawatha, Kansas), 23 Jun 1888

Brown County World (Hiawatha, Kansas), 26 Oct 1894

Brown County World (Hiawatha, Kansas), 19 Jun 1903

Horton Commercial (Horton, Kansas), 09 March 1893

"Use Parking for Garden Space," *Horton Headlight-Commercial*, June 14, 1917, Horton, Kansas.

Horton Headlight -Commercial (Horton, Kansas) 24 May 1917

Horton Headlight -Commercial (Horton, Kansas) 20 Jul 1916

"Horton, Two Years Old: What Has Been Done In Twenty-four Months." *Horton Headlight* (Horton, Kansas), Friday, September 21, 1888

Horton Headlight (Horton, Kansas), February 19, 1891

Horton Headlight (Horton, Kansas), Friday, October 29, 1886

Horton Headlight (Horton, Kansas), Friday, November 19, 1886

Horton Headlight (Horton, Kansas) September 21, 1888, Vol. II, No.48

Horton Headlight, Golden Anniversary Edition, a Historical Souvenir, Supplement to the Horton Headlight, Vol. 51, No. 1, October 29, 1936

Alfred Fete Apartments
Name of Property

Brown County, Kansas
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Kansas Historical Society

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreeage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | | | | | |
|---|-------------------------------|---------------------------------|---|--------------------|---------------------|
| 1 | <u>39.658835</u>
Latitude: | <u>-95.525577</u>
Longitude: | 3 | _____
Latitude: | _____
Longitude: |
| 2 | _____
Latitude: | _____
Longitude: | 4 | _____
Latitude: | _____
Longitude: |

Verbal Boundary Description (describe the boundaries of the property)

The Alfred Fete Apartments are located in Horton, Brown County, Kansas in the plat HORTON, BLOCK 029, Lot 1 & 2.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the entire parcels and site historically associated with the Alfred Fete Apartments.

11. Form Prepared By

name/title Sheri Richling

organization owner date 11/9/2018

street & number 839 N 1710 Road telephone 785-764-2514

city or town Lawrence state KS zip code 66049

e-mail sdrichling@aol.com

Alfred Fete Apartments
Name of Property

Brown County, Kansas
County and State

Form Updated By:

name/title Jamee Fiore
organization Kansas State Historic Preservation Office date April 4, 2019
street & number 6425 SW 6th Ave telephone 785-272-8681 ext 216
city or town Topeka state KS zip code 66615
e-mail Jamee.fiore@ks.gov

Property Owner: (complete this item at the request of the SHPO or FPO)

name Dale Richling
street & number 839 N 1710 Road telephone 785-764-3739
city or town Lawrence State Kansas zip code 66049

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Fete Apartments
City or Vicinity: Horton
County: Brown State: Kansas
Photographer: Jamee Fiore, Kansas SHPO
Date
Photographed: March 21, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1	North elevation, facing south
Photo #2	North and east elevations, facing southwest
Photo #3	East elevation, facing west
Photo #4	East and south elevations, facing northwest
Photo #5	South elevation, facing north

Alfred Fete Apartments

Brown County, Kansas

Name of Property

County and State

Photo #6	South and west elevations, facing northeast
Photo #7	West elevation, facing east
Photo #8	West and north elevations, facing southeast
Photo #9	North entry door, facing south
Photo #10	Original apartment door close up, second floor apartment 3
Photo #11	Original stairway with balustrade and wainscoting
Photo #12	Original door that leads to the balcony at the landing at the top of the stairs
Photo #13	Sign on the exterior above the balcony door
Photo #14	Original apartment door with fixtures and door bell, apartment number 4
Photo #15	Interior overview of apartment living and dining rooms. Both with original fixtures
Photo #16	View of the kitchen from the dining room
Photo #17	View of rear apartment entrance, leads to fire escape
Photo #18	View of the adjoining rooms, the middle door leads to the shared bathroom
Photo #19	Overview of the bathroom
Photo #20	Second bedroom east window with original framing and trim
Photo #21	View from the second bedroom into the living room and apartment door
Photo #22	Original tiles in the structural wall of the basement
Photo #23	Overview of the basement deterioration
Photo #24	Historic basement garage opening that has been filled in with CMU

Figures

Include GIS maps, figures, scanned images below.